

123.0

0002

0016.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

2,428,300 / 2,428,300

ASSESSED:

2,428,300 / 2,428,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		GOULD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SULLIVAN KARA	
Owner 2: LINDGREN JOHN LEE	
Owner 3:	

Street 1: 25 GOULD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HEAD MARCIA J & -

Owner 2: MIANO PETER -

Street 1: 25 GOULD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .23 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Wood Shingle Exterior and 6331 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10029		Sq. Ft.	Site		0	90.	0.79	10			View	10					713,666						713,700	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					79612	
101	10029.000	1,692,400	22,200	713,700	2,428,300					GIS Ref	
Total Card	0.230	1,692,400	22,200	713,700	2,428,300					GIS Ref	
Total Parcel	0.230	1,692,400	22,200	713,700	2,428,300					Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	383.53	/Parcel:	383.53				11/18/17	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,692,400	22200	10,029.	713,700	2,428,300		Year end	12/23/2021
2021	101	FV	1,641,000	22200	10,029.	713,700	2,376,900		Year End Roll	12/10/2020
2020	101	FV	1,638,200	22200	10,029.	713,700	2,374,100		Year End Roll	12/18/2019
2019	101	FV	1,281,000	22500	10,029.	753,300	2,056,800		Year End Roll	1/3/2019
2018	101	FV	1,281,000	22500	10,029.	555,100	1,858,600		Year End Roll	12/20/2017
2017	101	FV	1,281,000	22500	10,029.	531,300	1,834,800		Year End Roll	1/3/2017
2016	101	FV	1,281,000	22500	6,050.	410,200	1,713,700		Year End	1/4/2016
2015	101	FV	1,249,400	22800	6,050.	344,100	1,616,300		Year End Roll	12/11/2014

Parcel ID 123.0-0002-0016.A

9606!

PRINT

Date Time

12/30/21 09:19:59

LAST REV

Date Time

09/17/19 10:57:15

mmcmakin

9606

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEAD MARCIA J &	73164-147	1	8/23/2019	Mult Lots	2,350,000	No	No		
KOTSATOS ANDREW	60655-208		12/5/2012	Mult Lots	1,950,000	No	No		
BENSHIMOL ERNES	14468-449		11/17/1981	Mult Lots	160,000	No	No	See Probate # 530190	

TAX DISTRICT**PAT ACCT.****BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/4/2014	616	Wood Dec	11,500			G7	GR FY07	24x30 new gar demo	11/18/2017	MEAS&NOTICE	KB	Kevin B
8/17/2005	740	Det. Gar	80,000	C		G7	GR FY07		6/25/2014	External Ins	PC	PHIL C
5/2/2005	523	Addition	150,000	C		G7	GR FY07		2/19/2009	Measured	372	PATRIOT
10/2/1996	490		30,000					8X15/12X16 ADDITIO	4/27/2006	Permit Visit	BR	B Rossignol
5/29/1996	255		60,000					1 STORY ADDITION	11/1/1999	Meas/Inspect	264	PATRIOT
									7/1/1988		PM	Peter M

ACTIVITY INFORMATION

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH											
Type:	6 - Colonial			Full Bath:	3	Rating: Excellent		See plan #883 of 2012 adjusted land area.																		
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																				
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																				
Foundation:	1 - Concrete			A 3QBth:		Rating:																				
Frame:	1 - Wood			1/2 Bath:	1	Rating: Excellent																				
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																				
Sec Wall:				OthrFix:		Rating:																				
Roof Struct:	1 - Gable			OTHER FEATURES																						
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Excellent																				
Color:	GREY			A Kits:		Rating:																				
View / Desir:				Fpl:	2	Rating: Excellent																				
GENERAL INFORMATION						WSFlue:						Rating:														
Grade: A - Very Good						CONDO INFORMATION																				
Year Blt:	1923	Eff Yr Blt:		Location:																						
Alt LUC:		Alt %:		Total Units:																						
Jurisdct:	G7	Fact: .		Floor:																						
Const Mod:				% Own:																						
Lump Sum Adj:				Name:																						
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN								
Avg Ht/FL:	STD			Phys Cond:	EX - Excellent	1.6 %								Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wal	1 - Drywall			Functional:		%								Interior:	1	9	4									
Sec Int Wall:		%		Economic:		%								Additions:	2005											
Partition:	E - Typical			Special:		%								Kitchen:												
Prim Floors:	3 - Hardwood			Override:		%								Baths:												
Sec Floors:		%		Total:		1.6 %								Plumbing:												
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	130.00							Electric:														
Subfloor:				Size Adj.:	0.86689734							Heating:														
Bsmnt Gar:				Const Adj.:	1.09989011							General:														
Electric:	3 - Typical			Adj \$ / SQ:	123.954							Totals	1	9	4											
Insulation:	2 - Typical			Other Features:	185968																					
Int vs Ext:	S			Grade Factor:	1.77																					
Heat Fuel:	1 - Oil			NBHD Inf:	1.00000000																					
Heat Type:	3 - Forced H/W			NBHD Mod:																						
# Heat Sys:	1			LUC Factor:	1.00																					
% Heated:	100	% AC: 100		Adj Total:	1719952																					
Solar HW:	NO	Central Vac: NO		Depreciation:	27519																					
% Com Wal		% Sprinkled		Deprecated Total:	1692432																					
MOBILE HOME						Make:			Model:			Serial #:			Year:	Color:										
SPEC FEATURES/YARD ITEMS												PARCEL ID 123.0-0002-0016.A														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
3	Garage	D	Y	1	24X30	E	EX	2005		32.33	T	4.5	101			22,200		22,200								
More: N						Total Yard Items:			22,200	Total Special Features:									Total:	22,200						